

HEINEMANN DECK ADDITION

736 CALIFORNIA ST, SANTA BARBARA, CA



PROJECT DATA

SCOPE OF WORK -

DECK ADDITION. INCLUDE PERGOLA AND NEW DOOR AT DECK

LOCATION: 736 CALIFORNIA ST

APN: 029-041-001

JURISDICTION: CITY OF SANTA BARBARA

LAND USE ZONE: R-2

LOT SIZE: 7,666.46 SQ. FT

AVERAGE SLOPE OF PROPERTY: 40 %

OCCUPANCY CLASSIFICATION (E): R-2

OCCUPANCY CLASSIFICATION (P): R-2

CONSTRUCTION TYPE: V-B

SPINKLERS: NO

STORIES: 2

HEIGHT: 18' - 3"

HIGH FIRE HAZARD AREA: YES

FLOOD ZONE: NO

SWMP: PROJECT TIER 2

PROJECT STATISTICS-			NET SF	GROSS SF	
TYPE	STATUS	LEVEL			
HABITABLE					
Existing		BASEMENT	LIVING SPACE	327	330
Existing		1ST-FLR	LIVING SPACE	1,153	1,311
Existing		2ND-FLR	LIVING SPACE	1,625	1,736
			3,105 sq ft	3,377 sq ft	
NON-HABITABLE					
Existing		BASEMENT	SHOP	182	182
Existing		BASEMENT	STORAGE GARAGE	286	300
Existing		1ST-FLR	2-CAR GARAGE	462	498
New		1ST-FLR	PROPOSED COVERED PATIO	353	353
			1,283 sq ft	1,333 sq ft	
REMODEL					
New		1ST-FLR	DECK ADDITION	385	406
			385 sq ft	406 sq ft	

PROJECT DESIGN TEAM

CLIENT: HEINEMANN 736 CALIFORNIA ST SANTA BARBARA, CA 93103	DESIGN / STRUCTURAL: WINDWARD DESIGN SERVICES, LLC 424 OLIVE STREET SANTA BARBARA, CA 93101 TEL: 805.845.6601 EMAIL: KEN@WINDWARDENG.COM
SOILS: PACIFIC MATERIALS LABORATORIES 35 SOUTH LA PATERA LANE GOLETA, CALIFORNIA 93117 TEL: 805.964.6901 FAX: 805.964.6239	

IMPERVIOUS AREAS STATISTICS-

NEW:	DECK+PATH	397 SF
REPLACED:	(D)WALKWAY BELOW (N)DECK	115 SF
REMOVED:	NONE	0 SF

1825 STATE STREET, STE 102
SANTA BARBARA, CA 93101
T: 805.845.6601
E: INFO@WINDWARDENG.COM

PROJECT

HEINEMANN RESIDENCE
736 CALIFORNIA ST
SANTA BARBARA, CA 93103

CLIENT

HEINEMANN
736 CALIFORNIA ST
SANTA BARBARA, CA 93103

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GN- GENERAL NOTES

- 1.0 ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CBC, 2016 CRC, 2016 CMC, 2016 CPC, 2016 CPD, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 CFC, 2016 CA ENERGY COMMISSION STANDARDS & ALL CITY OF SANTA BARBARA AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY ORDINANCE 5780
- 2.0 UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 3.0 THESE DOCUMENTS CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED WITHIN RELEVANT MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL SUPERSEDE
- 4.0 ALL WORK TO BE PERFORMED BY LICENSED & INSURED CONTRACTOR
- 5.0 THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION
- 6.0 ALL OSHA REGULATIONS SHALL BE FOLLOWED. GENERAL CONTRACTOR & EACH SUB-CONTRACTOR RESPONSIBLE FOR JOB-SITE SAFETY
- 7.0 EACH SUBCONTRACTOR IS RESPONSIBLE FOR DEPOSITING DEBRIS RESULTING FROM THEIR WORK IN THE JOB-SITE CONTAINER
- 8.0 ALL DIMENSIONS, UNLESS OTHERWISE INDICATED, ARE TO FACE OF STUD, CONCRETE, OR MASONRY
- 9.0 SEE FORMS OF-IR & MF-IR SPECIFYING THE REQUIRED MANDATORY ENERGY FEATURES FOR: WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS AND EFFICIENCY, DUCT INSULATION AND TESTING, LIGHTING TYPE AND SWITCHING, AND PIPE/HEATER INSULATION. PROVIDE COMPLETED FORM CF-6R UPON FINAL INSTALLATION OF ALL ENERGY SYSTEMS
- 10.0 PROJECTS WITH ZONING MODIFICATION APPROVALS, WITHIN 12" OF A SETBACK, OR WHERE CONDITIONS WARRANT, MAY REQUIRE A SURVEY TO VERIFY PROPOSED FOOTPRINT OF THE STRUCTURE PRIOR TO FOOTING INSPECTION. PROVIDE SURVEYOR VERIFICATION TO INSPECTOR IF REQUESTED BY BUILDING OFFICIAL
- 11.0 UNO, ALL REFERENCED STRUCTURAL HARDWARE TO BE FROM SIMPSON STRONG-TIE (ESR-2523)
- 12.0 AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THE MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED ON THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.410.1 [CGBSC 4.410]

BMP- STORMWATER BEST MANAGEMENT PRACTICES

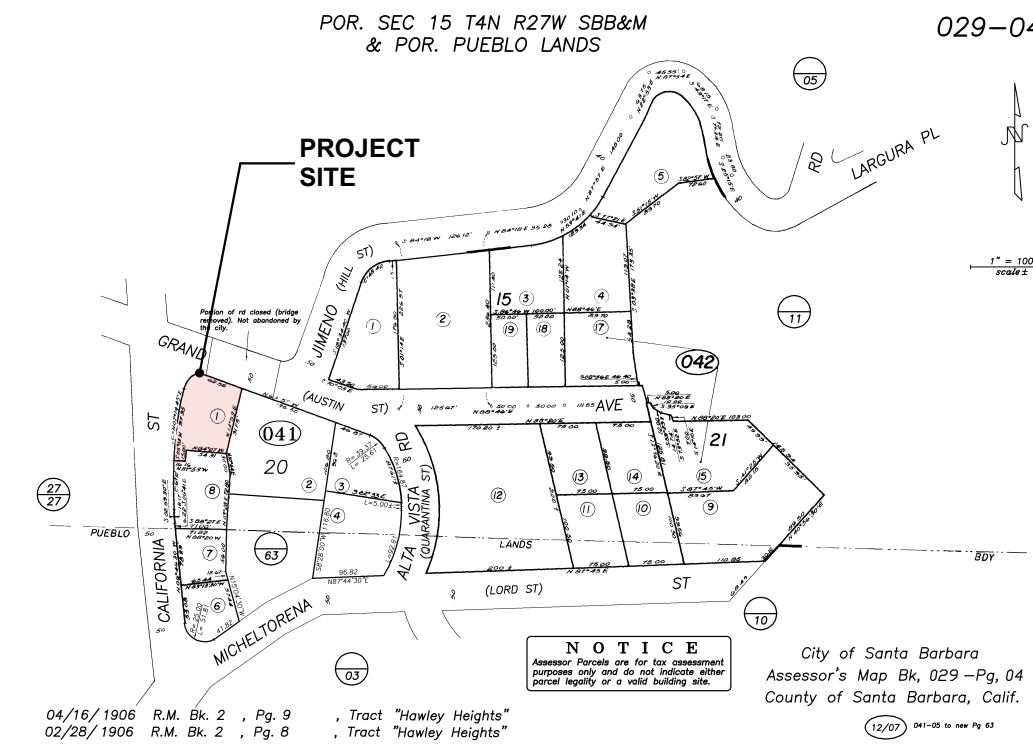
- 1.0 DETAILED INFORMATION RELATING TO THE BEST MANAGEMENT PRACTICES SPECIFIED BELOW AND ELSEWHERE WITHIN THIS DOCUMENT CAN BE FOUND IN THE CALIFORNIA STORMWATER BMP HANDBOOK: AVAILABLE FOR DOWNLOAD AT WWW.CASMPHANDBOOKS.COM & <http://www.dot.ca.gov/hq/construct/stormwater/manuals.htm>
- 2.0 GENERAL CONTRACTORS/CONTRACTORS AS APPLICABLE ARE RESPONSIBLE FOR THE TRAINING OF PERSONNEL IN THE PROPER DISPOSITION OF CONSTRUCTION WASTE & IMPLEMENTATION OF BMPs
- 3.0 ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- 4.0 STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- 5.0 FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 6.0 EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- 7.0 TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 8.0 SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 9.0 ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
- 10.0 PRESERVE EXISTING VEGETATION AT AREAS ON THE SITE WHERE NO CONSTRUCTION ACTIVITY IS PLANNED OR WILL OCCUR AT A LATER DATE
- 11.0 WATER USED DURING CONSTRUCTION ACTIVITIES IS TO BE USED IN A MANNER THAT AVOIDS CAUSING EROSION AND/OR THAT TRANSPORTS POLLUTANTS OFF SITE
- 12.0 DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN DESIGNATED AREA WHERE WASH WATER IS CONTAINED & TREATED

SI- SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

- 1.0 ALL SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE CALIFORNIA BUILDING CODE
- 2.0 CONTRACTOR TO OBTAIN APPROPRIATE SPECIAL INSPECTION/OBSERVATION REPORT DOCUMENTATION PRIOR TO REQUESTING AN INSPECTION BY THE LOCAL BUILDING AUTHORITY
- 3.0 DRILLED PIERS - CONTINUOUS INSPECTION DURING DRILLING OPERATIONS. MAINTAIN COMPLETE RECORDS FOR EACH PIER
- 4.0 SOILS ENGINEER TO OBSERVE FOOTING EXCAVATIONS PRIOR TO PLACEMENT OF STEEL
- 5.0 DRILLED PIER & GRADE BEAM - PERIODIC SPECIAL INSPECTION REQUIRED OF STEEL REINFORCEMENT
- 6.0 STEEL - PERIODIC SPECIAL INSPECTION REQUIRED FOR SINGLE-PASS FILLET WELDS <= 5/16". EXCEPTION: WORK PERFORMED ON THE PREMISES OF A FABRICATOR AUTHORIZED TO DO SO WITHOUT SPECIAL INSPECTION
- 7.0 ALL OTHER "STRUCTURAL" WELDING TO BE DONE AT AN AUTHORIZED FACILITY
- 8.0 MASONRY - PERIODIC SPECIAL INSPECTION REQUIRED OF STEEL REINFORCEMENT
- 9.0 WINDWARD TO OBSERVE REINFORCEMENT STEEL PRIOR TO CONCRETE PLACEMENT
- 10.0 WINDWARD TO OBSERVE FRAMING & SHEAR WALL NAILING AFTER PLUMBING, MECHANICAL & ELECTRICAL ROUGH-IN WORK HAS BEEN COMPLETED
- 11.0 EPOXY - UNO, PERIODIC INSPECTION REQUIRED FOR RETROFITTED ANCHOR BOLTS (5-S503 - CONC-EPOXY ANCHOR BOLT) OR DOWELS (6-S503 - CONC-DOWELS)
- 12.0 WINDWARD TO OBSERVE STORMWATER PIPE AND INFILTRATION PLACEMENT AT SUBSURFACE DETENTION ZONE
- 13.0 WINDWARD TO OBSERVE STORMWATER SYSTEM AT PROJECT FINAL
- 14.0 CALL 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS

SPECIAL INSPECTION AGENCIES

PACIFIC MATERIALS LABORATORIES
35 SOUTH LA PATERA LANE
GOLETA, CALIFORNIA 93117
TEL: 805.964.6901
FAX: 805.964.6239



VICINITY MAP

DATES

12/4/19	INITIAL
02/28/20	SFOB
04/17/20	SFOB

PLOTTED: 4/16/2020

SCALE AS NOTED

CREATED BY: WDS

SHEET

GENERAL

G001

(E) ADJACENT PROPERTIES ELEVATIONS



800 CALIFORNIA ST



723 CALIFORNIA ST



96-97 CALIFORNIA ST



94 CALIFORNIA ST



720 CALIFORNIA ST

736 CALIFORNIA ST. PROPERTY (E) EXTERIOR ELEVATIONS



(P) DECK ADDITION. NTS

SITE VIEW



736 CALIFORNIA ST. PROPERTY (E) INTERIOR ELEV. AT (P) DECK AREA



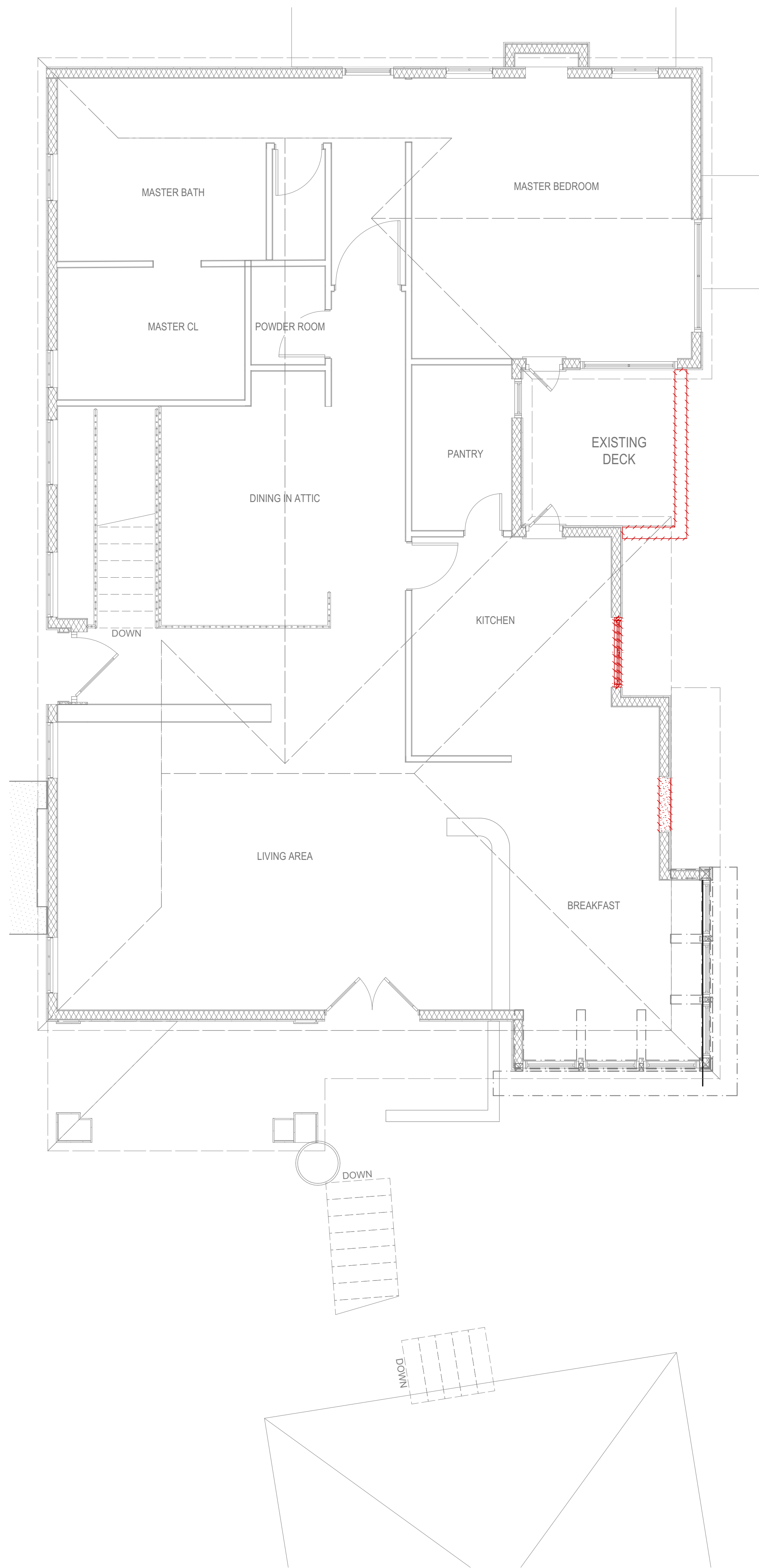
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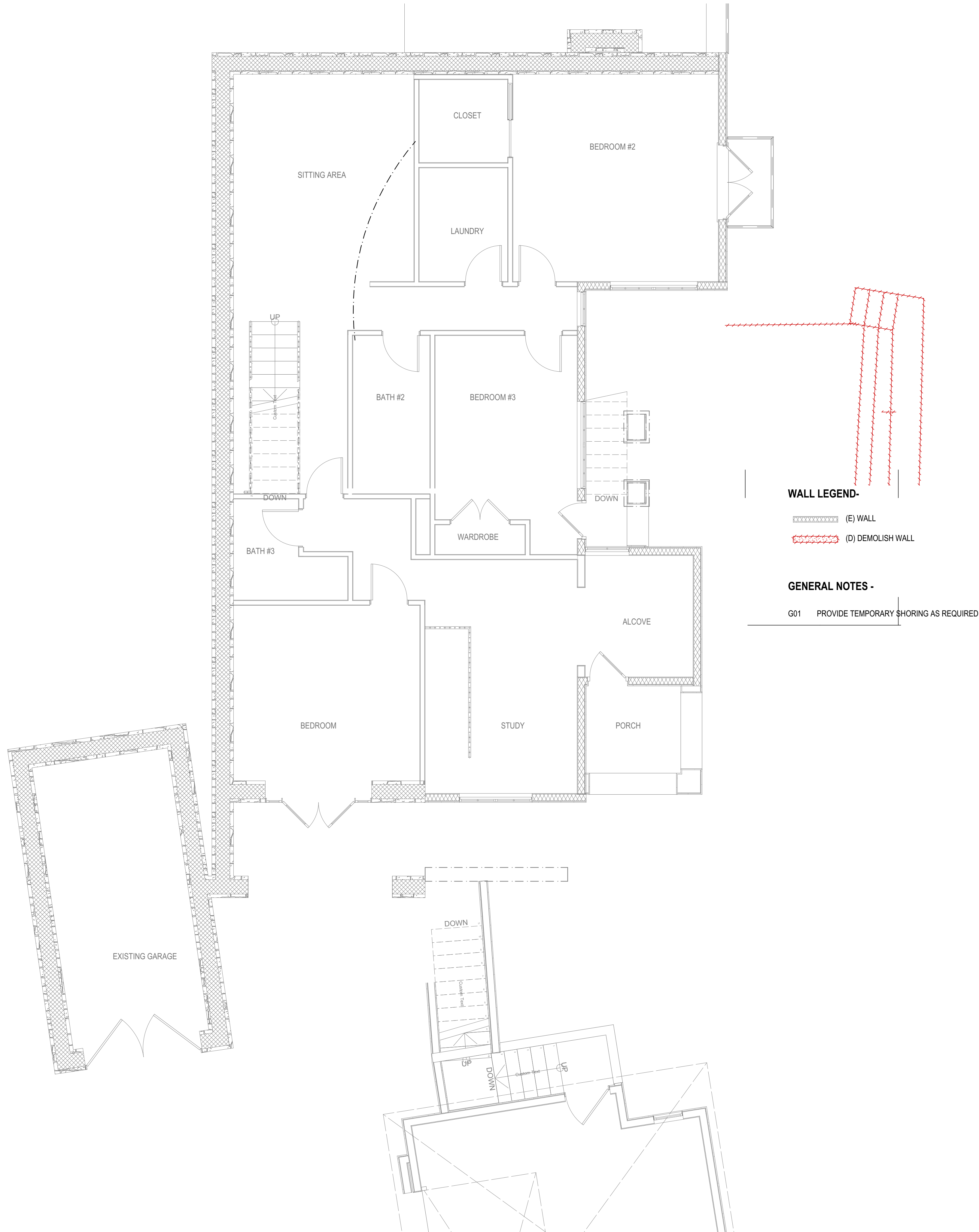
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GENERAL

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2 2ND-FLR DEMO PLAN
SCALE: 1/4" = 1'-0"



1 1ST-FLR DEMO PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND-

- (E) WALL
(D) DEMOLISH WALL

GENERAL NOTES -

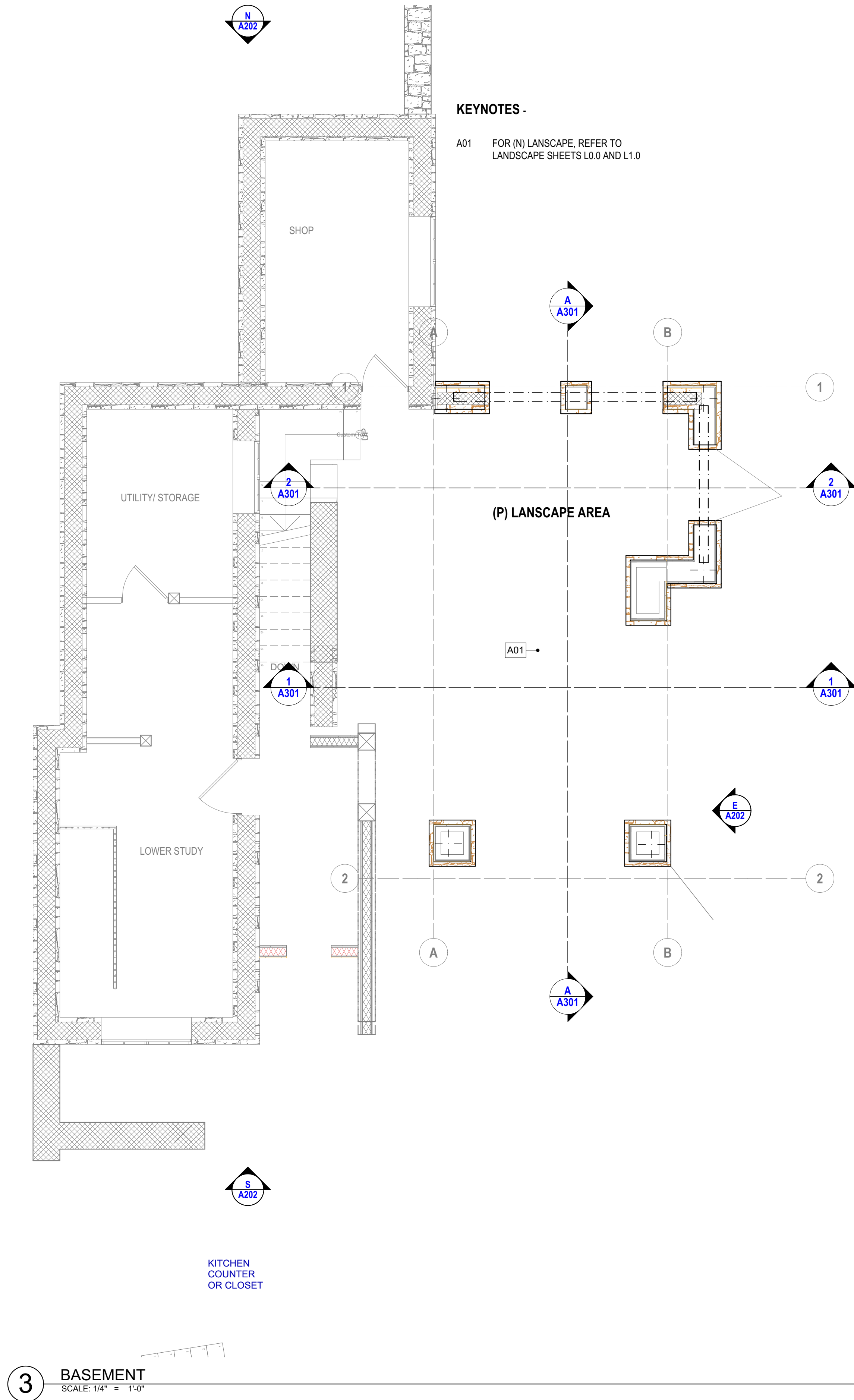
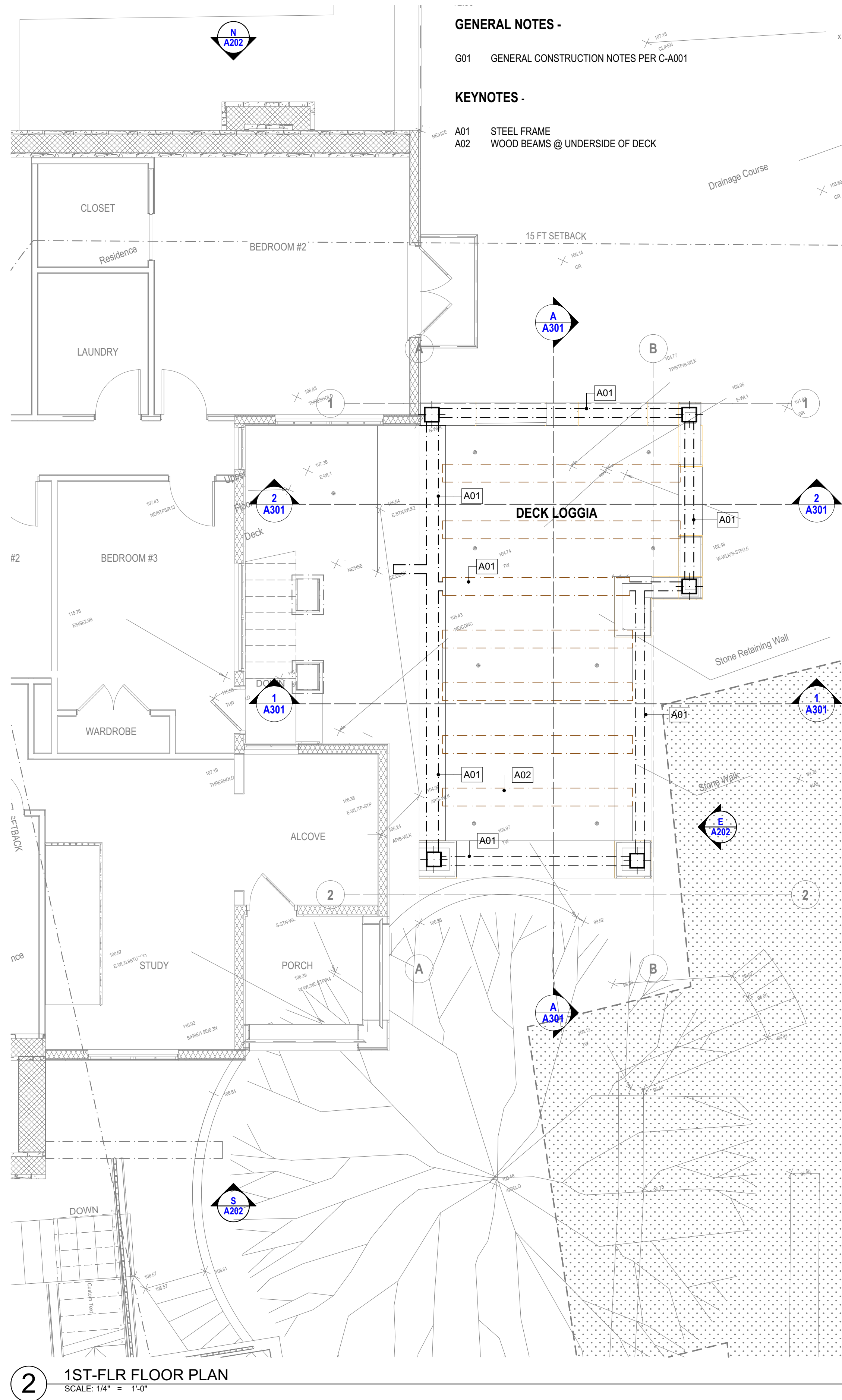
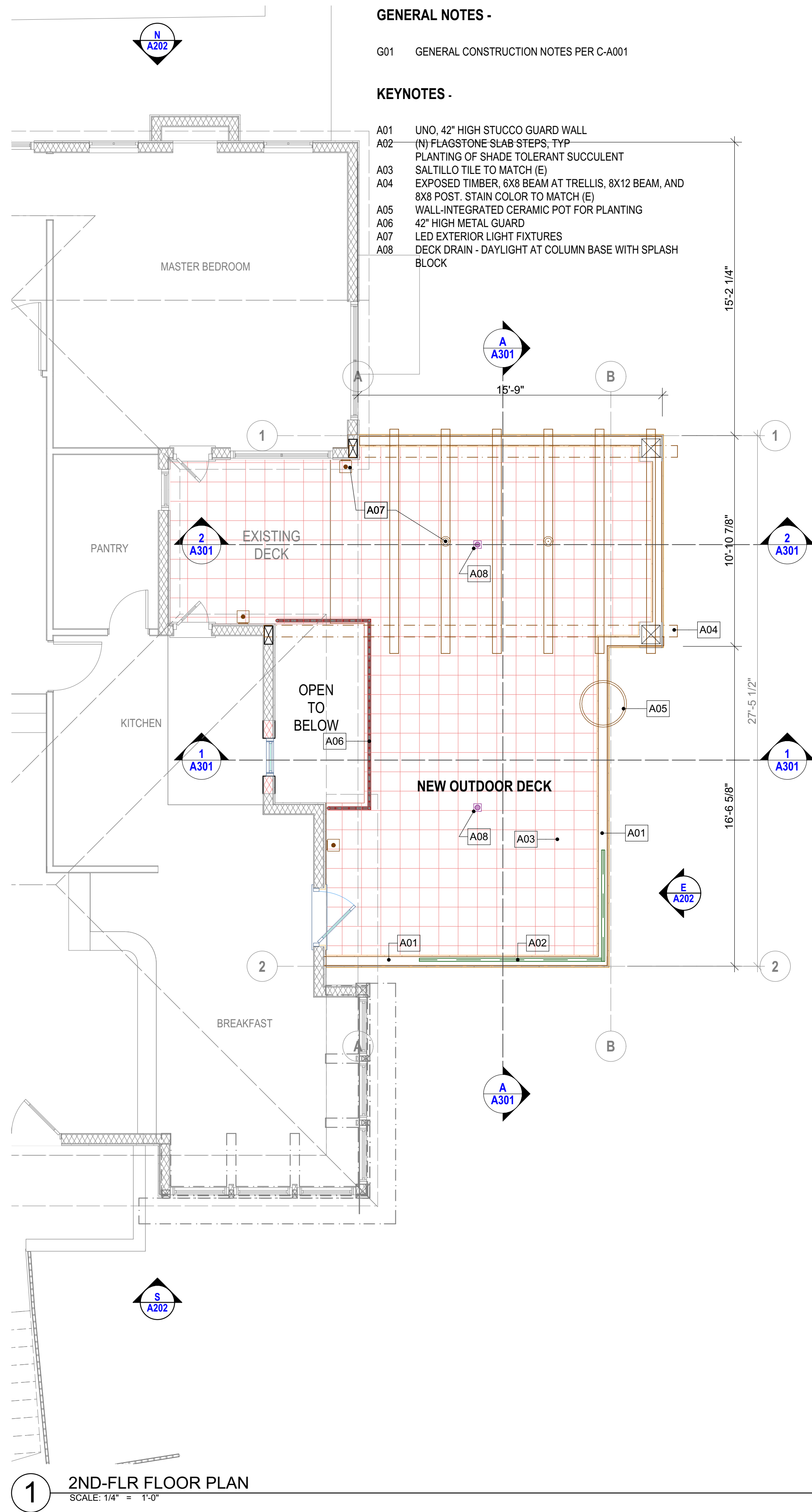
- G01 PROVIDE TEMPORARY SHORING AS REQUIRED

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DEMOLITION PLANS

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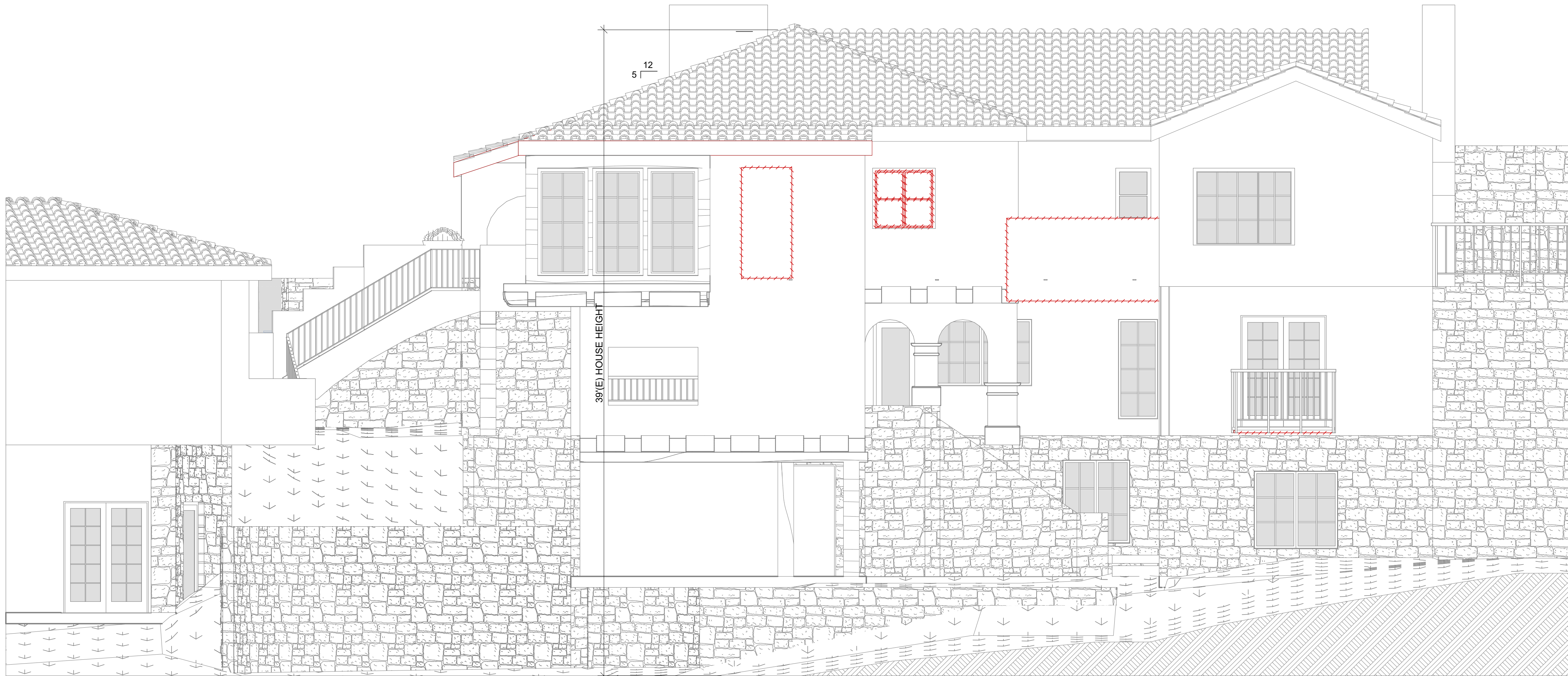


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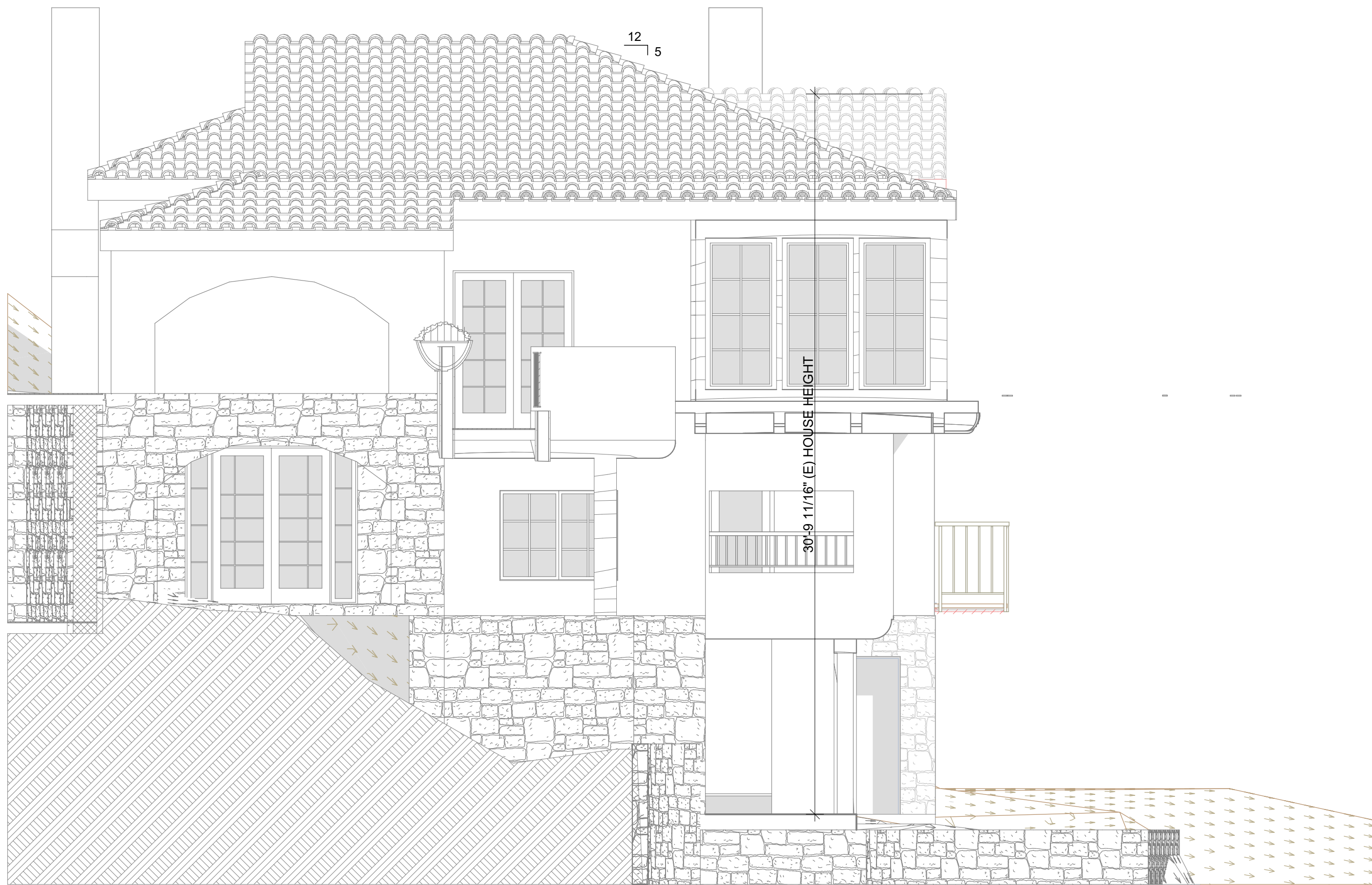
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PROPOSED FLOOR PLANS

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(E) ELEVATION EAST



(E) ELEVATION SOUTH



(E) ELEVATION NORTH

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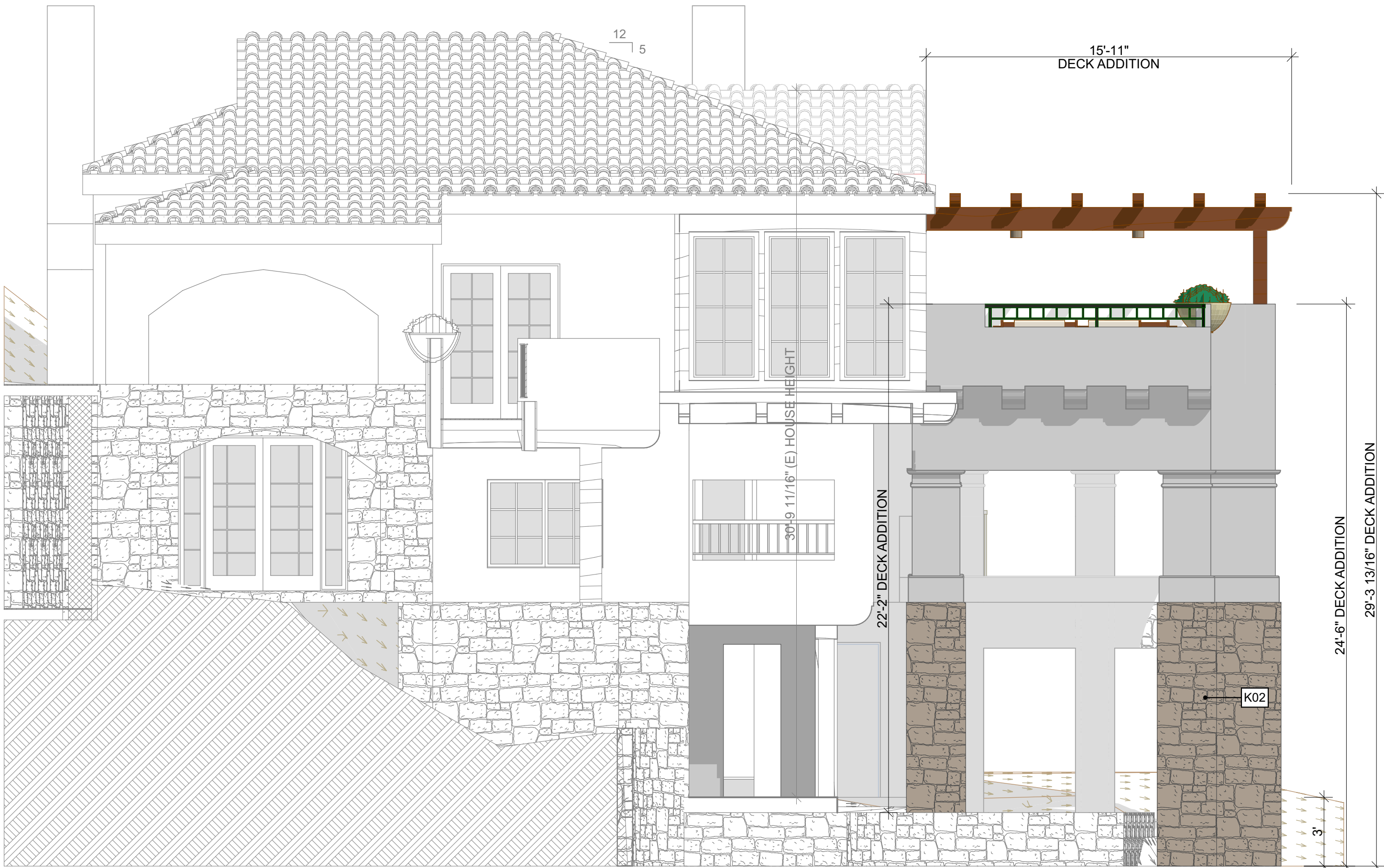
SHEET
EXISTING ELEVATIONS

EXTERIOR FINISH NOTES -

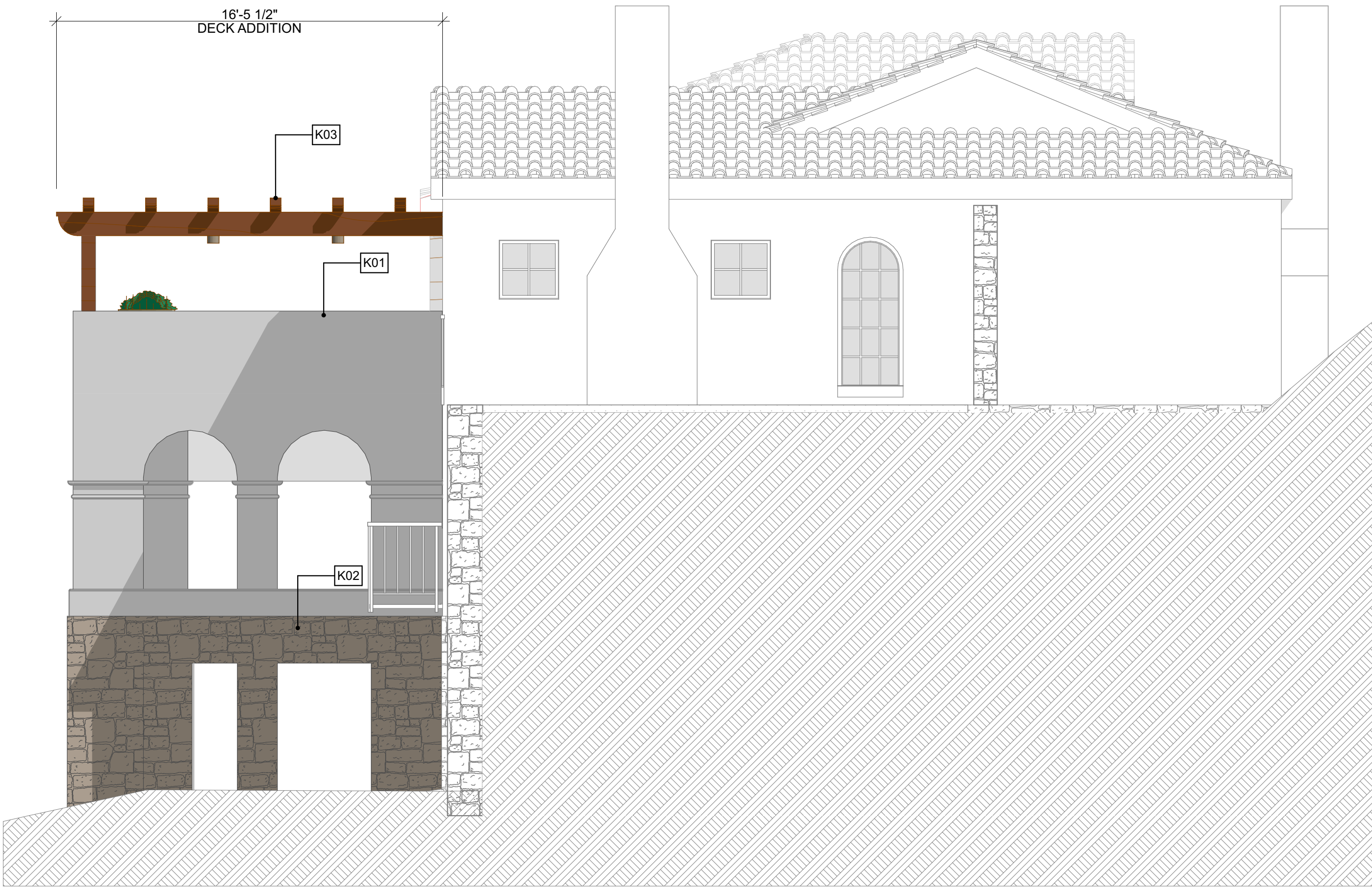
- K01 7/8" EXTERIOR STUCCO O/ METAL LATH & BLDG PAPER PER, STYLE & COLOR TO MATCH (E)
K02 STONE VENEER TO MATCH (E)
K03 EXPOSED TIMBER, 6X8 BEAM AT TRELLIS, 8X12 BEAM, AND 8X8 POST. STAIN COLOR TO MATCH (E)
K04 WROUGHT IRON RAILING PAINTED FLAT BLACK TO MATCH (E)
K05 (N) DOOR FRAMES PAINTED TO MATCH (E), DUAL GLAZED, TEMPERED
K06 (E) WOOD WINDOW FRAMES PAINTED TO MATCH (E), DUAL GLAZED, TEMPERED
K07 EXTERIOR LIGHTING - DARK SKY COMPLIANT
K08 DAYLIGHT DECK DRAINS AT DOWNSPOUT SPLASH BLOCK



(P) ELEVATION EAST
SCALE: 1/4" = 1'-0"



(P) ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



(P) ELEVATION NORTH
SCALE: 1/4" = 1'-0"

PROJECT

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SHEET

PROPOSED ELEVATIONS

A202

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SHEET
PROPOSED SECTIONS



(E) RAILING DETAIL



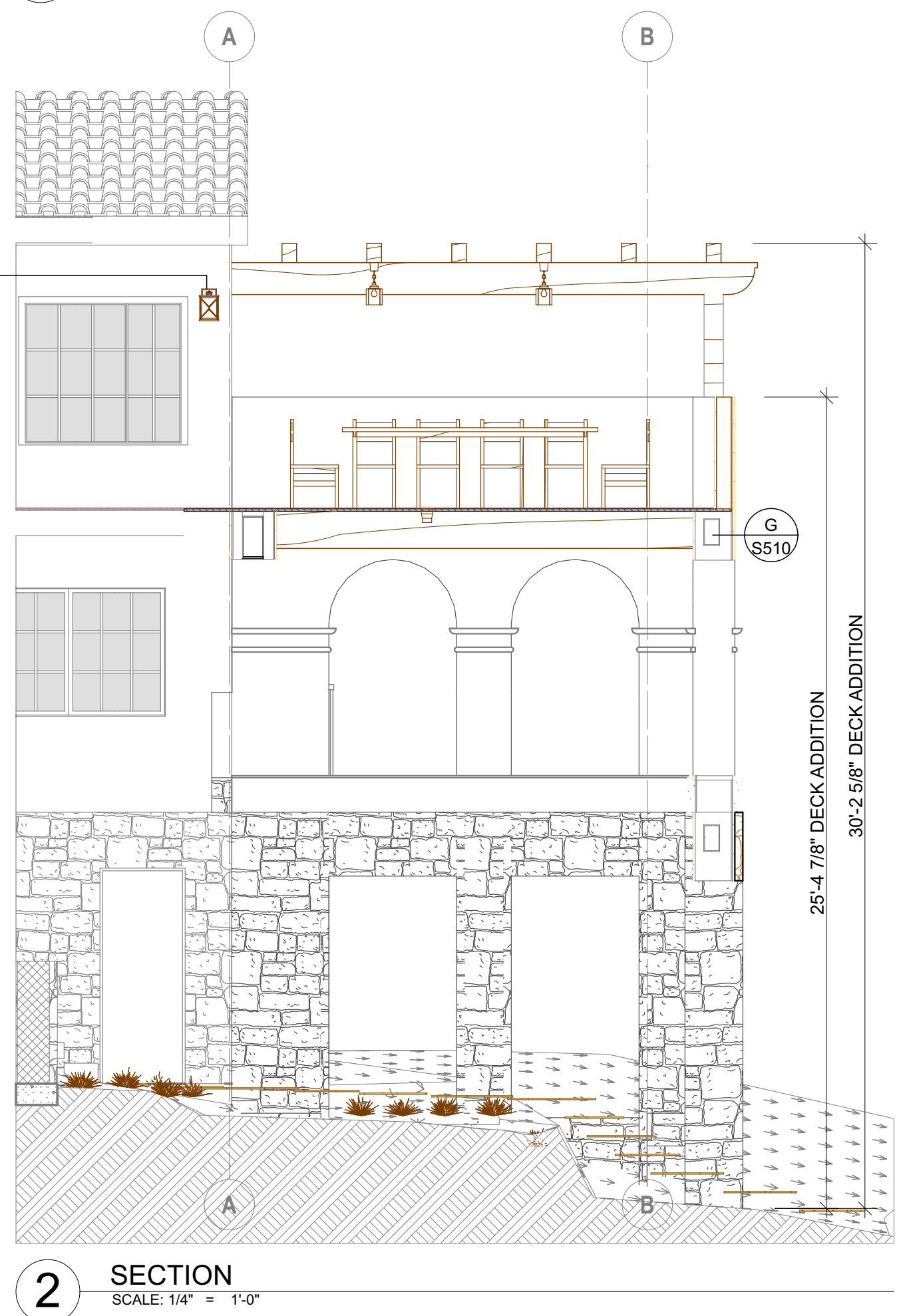
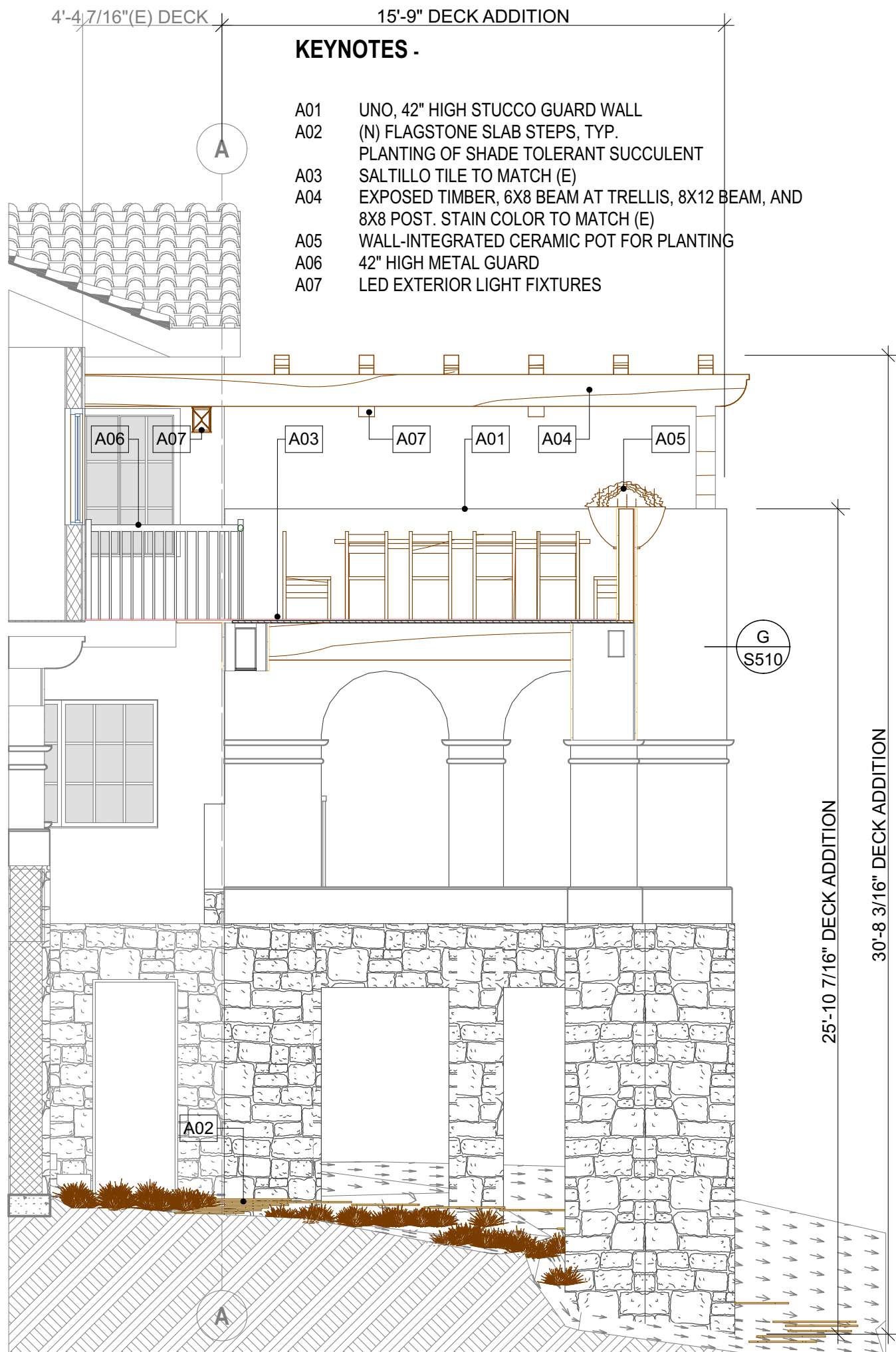
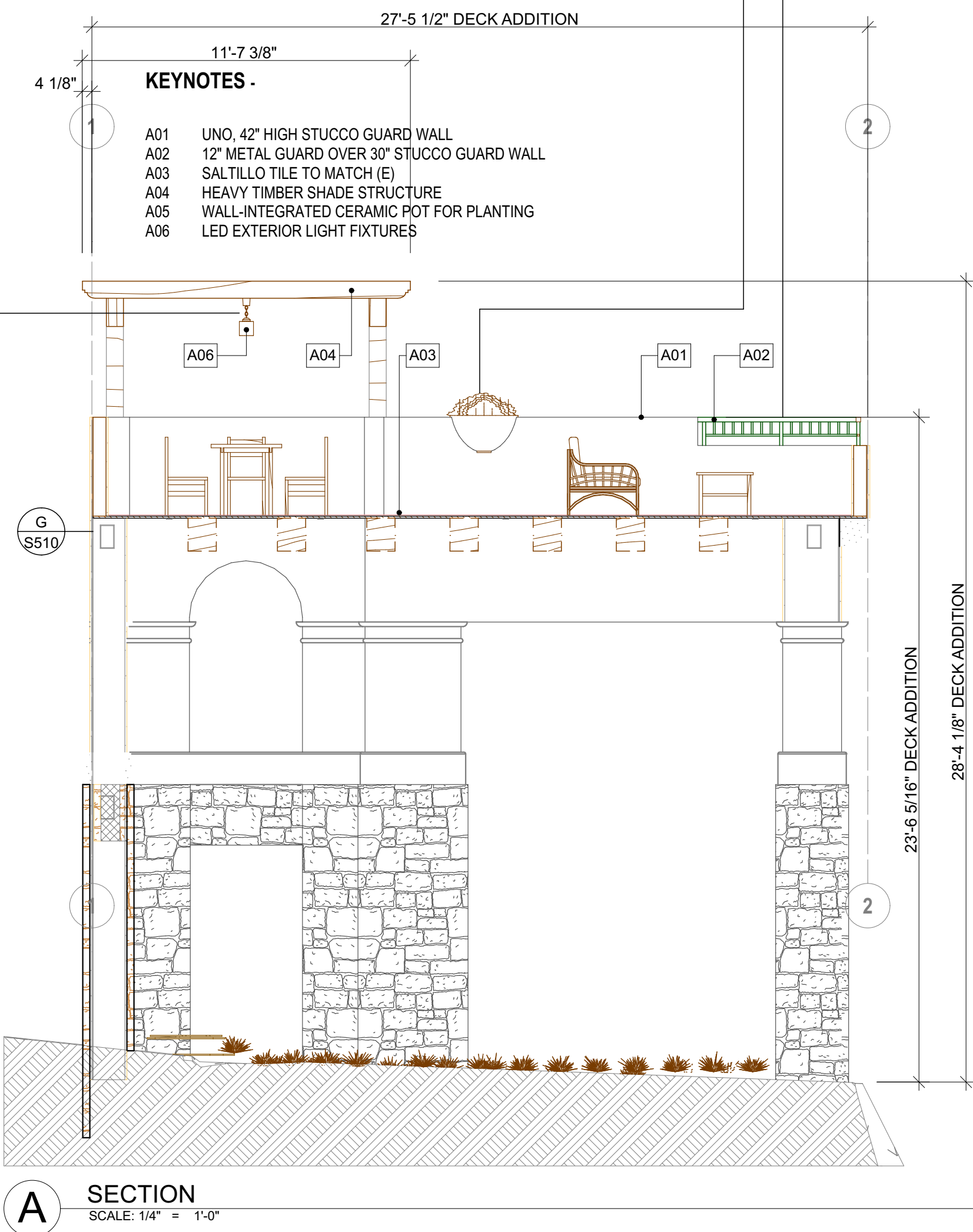
(E) PLANTER AND ARCH DETAIL



(P) LED LIGHTING.



(P) LED LIGHTING





1 BIRDEYE SOUTHEAST



2 BIRDEYE EAST



3 BIRDEYE NORTHEAST



4 DECK SOUTHEAST



5 DECK UNDERNEATH SOUTHEAST



6 DECK UNDERNEATH EAST



7 DECK VIEWING NORTHEAST



8 DECK VIEWING SOUTHEAST

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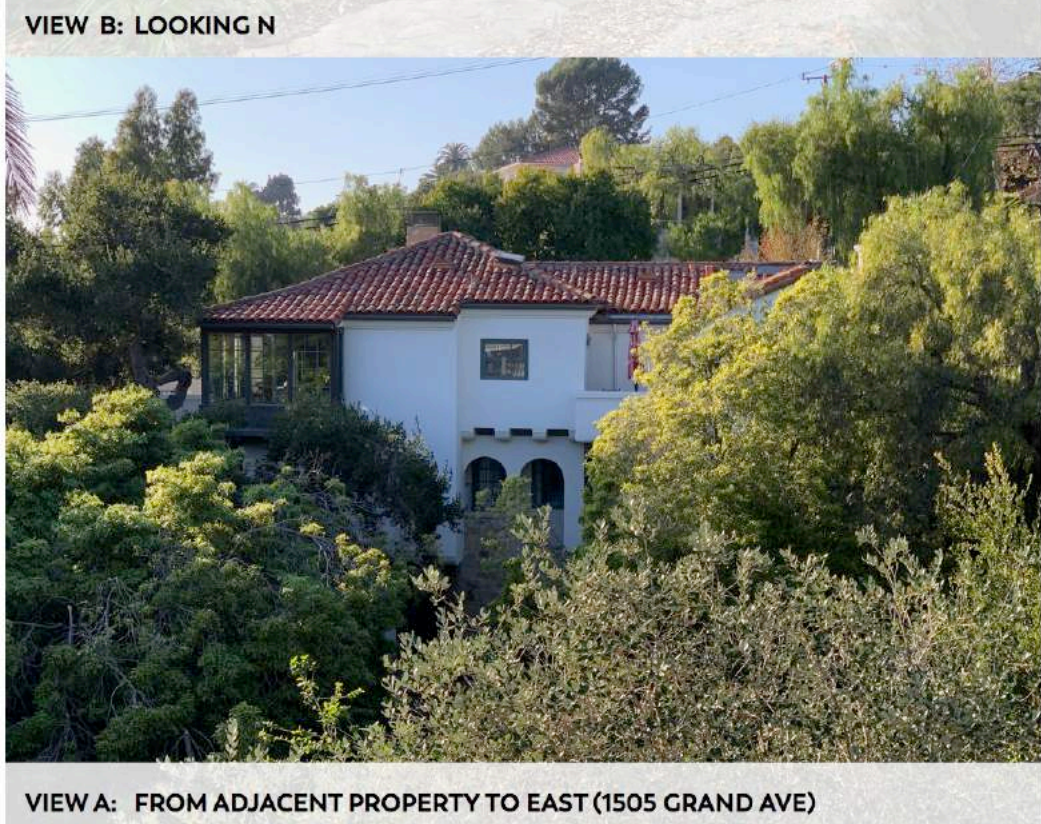
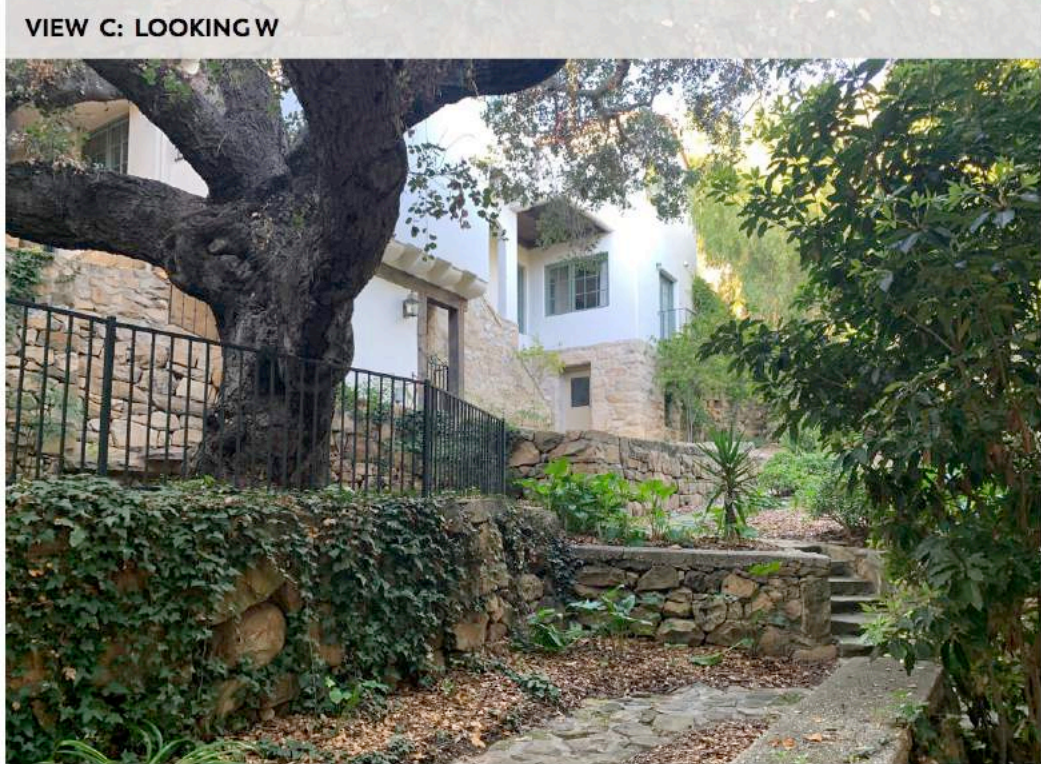
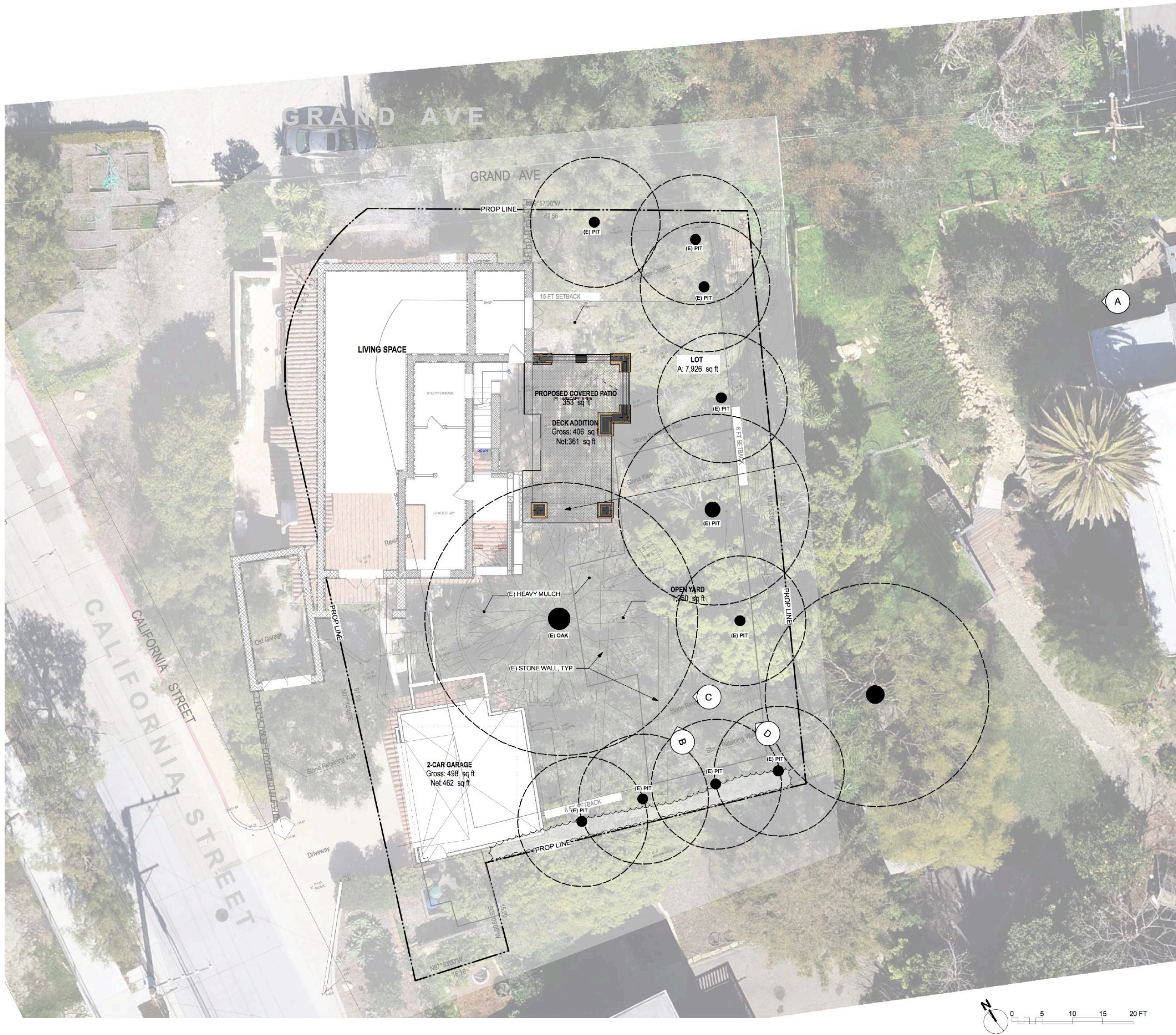
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SHEET

RENDERINGS

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HEINEMANN RESIDENCE
736 California Street
Santa Barbara, CA

DATE	DESCRIPTION
12/4/19	DESIGNED BY
02/28/20	CHANGED BY
04/17/20	PROJECT #

REVS / SUBS	NO.	DESCRIPTION

SHEET:
L0.0



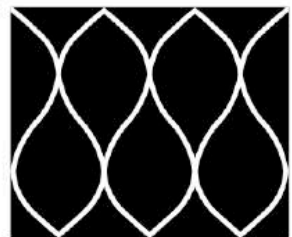
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RMLA
Randy M. L. Architects, Inc.
1000 1/2 Street
Santa Barbara, CA 93101
www.rmla.com



HEINEMANN RESIDENCE
736 California Street
Santa Barbara, CA

DATE:	02/08
DRAWN BY:	mm
CHECKED BY:	mm
PROJECT #:	2008

REVS / SUBS	NO.	DESCRIPTION

SHEET:
L1.0

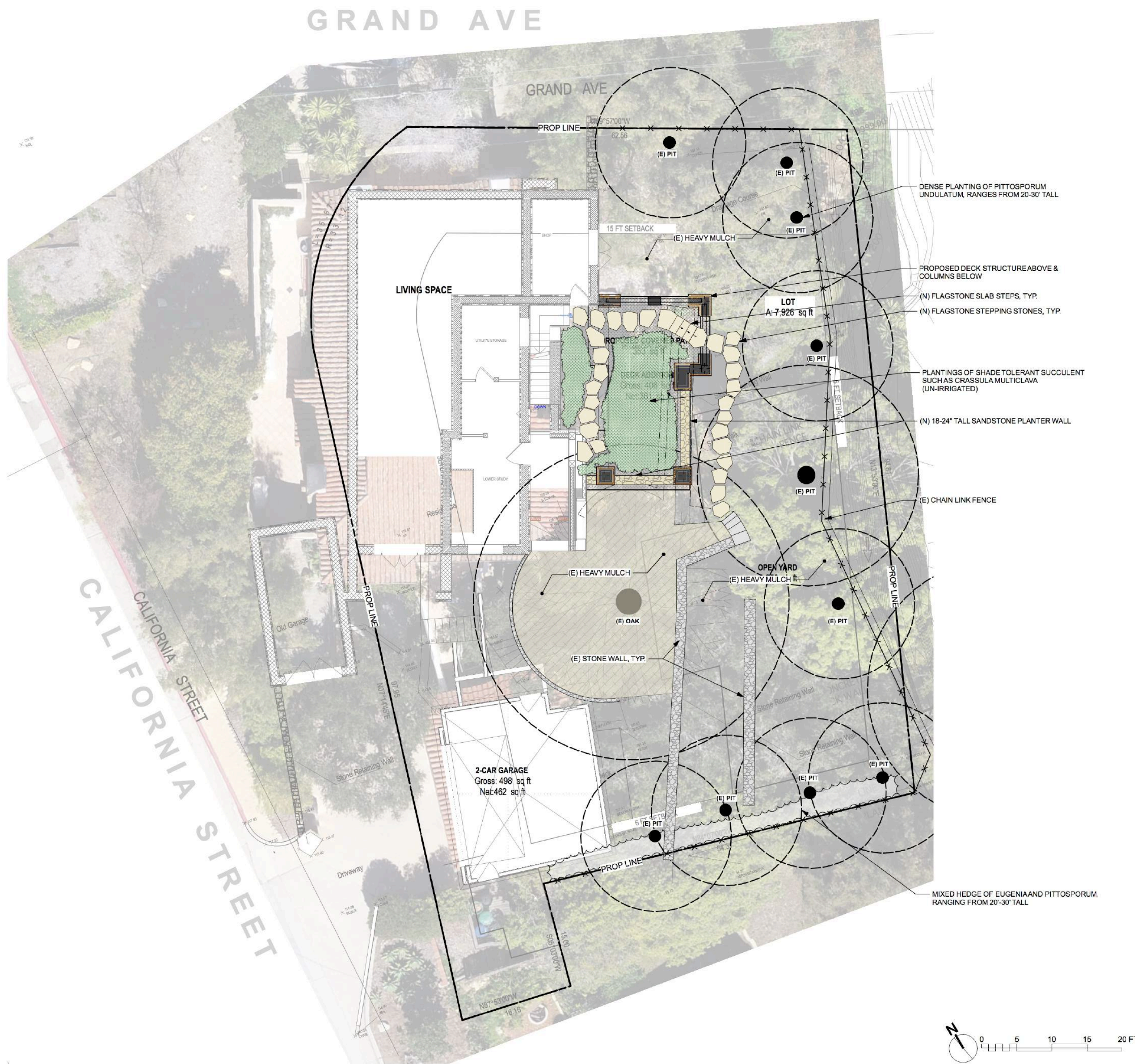


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SHEET
LANDSCAPE PLAN

L1.0



LANDSCAPE PLAN